

**Offers In The Region Of £300,000**

**Burcot Road, Sheffield, South Yorkshire, S8**



This is a great opportunity to purchase a well-cared for home in the desirable Meersbrook Park area. Within 5 minutes walking distance you have numerous shops from large supermarkets to amazing artisan bakers. The restaurant and bar scene around Meersbrook and Abbeydale is fast becoming some of the best in Sheffield with many people from outside the area choosing here for their social life. The real beauty of Burcot Road is that it is delightfully quiet and peaceful and if you want to enjoy a peaceful walk you are literally a couple of minutes away from Meersbrook Park offering stunning views over the city as well as a play area, a walled garden and one of Sheffield's oldest buildings, The Bishops House.

This three doubled bedroom home is CHAIN FREE and decorated in pristine white throughout ensuring a neutral canvas for any new buyer. There are three floors of accommodation offering three double bedrooms, bathroom, living room, dining room and kitchen.

Please note, the property is being marketed on behalf of the vendor and is linked to this agency

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info@prophome.co.uk

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*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed, and they do not form part of any contract.*





TOTAL APPROX. FLOOR AREA 96.4 SQ.M (1,038 SQ.FT.) EXCLUDING CELLAR  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| 92-100 <b>A</b>                                    |                         |           |
| 81-91 <b>B</b>                                     |                         | <b>81</b> |
| 69-80 <b>C</b>                                     |                         |           |
| 55-68 <b>D</b>                                     | <b>56</b>               |           |
| 39-54 <b>E</b>                                     |                         |           |
| 21-38 <b>F</b>                                     |                         |           |
| 1-20 <b>G</b>                                      |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

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